

**STATE BOARD OF REAL ESTATE APPRAISERS  
PUBLIC SESSION OF TUESDAY, MARCH 13, 2007  
MINUTES**

The regular meeting of the Board of Real Estate Appraisers was held at 124 Halsey Street on the 3RD Floor on Tuesday, MARCH 13, 2007. The meeting was convened in accordance with the provisions of the Open Public Meeting Act. Board President, Mr. McCann called the meeting to order at 9:30 A.M. A roll call was taken and the following attendance was recorded for these minutes:

John A. McCann Present  
Denise Siegel Present  
Barry J. Krauser Present  
Frank A. Willis Excused  
Stephen P. Giocondo Present  
Robert H. Scrivens, Jr. Present  
Cheryl A. Randolph-Sharpe Present  
Eileen M. Mannion, Esq. Present

Also, present were: Dr. James Hsu, Executive Director; Susan Carboni, Deputy Attorney General; Emilio Aviles, staff; Charles Kirk, staff and Grace Gurisic, staff.

**APPROVAL OF MINUTES OF TUESDAY, FEBRUARY 13, 2007**

Following review and discussion and upon motion of Mrs. Sharpe, seconded by Mr. Giocondo it was determined that the minutes of February 13, 2007 be approved . A vote was taken and the motion was carried unanimously.

**DIRECTOR'S REPORT**

Executive Director, Dr. Hsu made the following announcements:

\*\*\* There were five Investigative Inquiries scheduled today.

\*\*\* Board Member Frank Willis was excused for this meeting.

\*\*\* Regulatory Analyst, Danielle Swenson has left the Division and the newly appointed Regulatory Analyst, Patricia Shiripo appeared before the Board, at this meeting to review the Public comments, the Boards response and adoption of regulations which mirrors the new AQB Criteria to become effective in January, 2008.

Following review and discussion by the Board and upon motion of Mr. Scrivens, seconded by Mrs. Siegel it was determined that the proposed regulations be adopted. A vote was taken and the motion was carried, unanimously.

\*\*\* David Kook, Appraisal Section Supervisor in the Division of Right of Way with the Department of Transportation, appeared before the Board in reference to his letter to the Board of November 30th, specifically, in reference to the new implementation of licensing, whereas, it will be difficult to move the licensed staff appraisers toward certified general appraisers.

Mr. Kook appeared before the Board, at this meeting, and expressed his concerns in this matter and following further review and discussion by the Board Mr. Kook was advised that DAG Carboni will look further into this matter and further advised that new regulations are being implemented by the AQB and that the Board is obliged to follow them.

**CONTINUING EDUCATION**

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Provider	Course	Recommendation
American School of Business	The FHA & VA Appraiser; Thriving And Surviving	7 Hrs of C.E.
Philadelphia Metro Appraisal Inst.	Business Practice & Ethics	7 Hrs. Of C.E.
Appraisal Institute	(1) Analytics with the Site to do Business	7 Hrs. Of C.E.
	(2) Online Appraising Convenience Stores	7 Hrs. Of C.E.
	(3) Online Condominiums, Co-Ops, and PUDS	7 Hrs. Of C.E.
	(4) Online Cool Tools: New Technology For Real Estate Appraisers	7 Hrs. Of C.E.
	(5) Online Eminent Domain and Condemnation	7 Hrs. Of C.E.
	(6) Online Feasibility, Market Value, Investment Timing Option Value	7 Hrs. Of C.E.
	(7) Online - Introduction to International Valuation Standards	7 Hrs. Of C.E.
	(8) Online - The Professional's Guide to the Uniform Residential Appraisal Report	8 Hrs.Of C.E.
	(9) Online - Scope of Work: Expanding Your Range of Services	7 Hrs. Of C.E.
	(10) Online - What Commercial Clients Would Like Appraisers to Know	7 Hrs. Of C.E.
Appraisal Institute - Metro Chapter	Economic Development Trends	2 Hrs. Of C.E.
Greater PA Realty Board School	(1) Residential Site Valuation & Cost Approach (2) Residential Report Writing and Case Studies	15 Hrs. Of C.E. & Pre-Lic. 15 Hrs. Of C.E. & Pre-Lic.
NJ Chapter IAAO	Tax Appeals	6 Hrs. Of C.E.
Souther Chapter of AppraisalInstitute	Issues to Consider in a Revaluation Or Reassessment	3 Hrs. Of C.E.
American Society of Farm	Timber and Timberland Valuation Managers and Rural Appraisers	8 Hrs. Of C.E.
American Society of Appraisers	Commercial & Office Outlook -Spring 2007	2 Hrs. Of C.E.
Northeast NJ Appraisal	(1) The Tax Appeal Process	2 Hrs. Of C.E.
	(1) National USPAP Update Course # 172 (2) Farm & Land Appraisal # 637 (3) Commercial-Investment Appraisal # 649	7 Hrs. Of C.E. 15 Hrs. Of C.E. & Pre-Lic. 15 Hrs. Of C.E. & Pre-Lic. 15 Hrs. Of C.E. Pre-Lic.

Lincoln Graduate Center	(4) Residential Cost Approach - Marshall & Swift # 659 (5) Principles of Appraisal Review # 663 (6) Manufactured Housing Appraisal # 669 (7) Financial Analysis of Income Property # 685 (8) Direct Capitalization of Income Property # 686 (9) Yield Capitalization of Income Property #687 (10) National USPAP Course # 772	15 Hrs. Of C.E. Pre-Lic. 15 Hrs. Of C.E. Pre-Lic.
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**RENEWALS OF C.E.**

The American Society Of Farm Managers and Rural Appraisers	(1) 7 Hour USPAP Course (A-114) 4040 (2) Identifying Intangible Assets 4041	7 Hrs. Of C.E. 16 Hrs. Of C.E.
McKissock	(1) Introduction to the Residential Appraisal Practice 33043 (2) Disclosure & Disclaimers 33044 (3) Made in America	15 Hrs. Of C.E. & Pre-Lic. 5 Hrs. Of C.E. 7 Hrs. Of C.E.

**RE-REVIEW**

Rutgers Center for Government Services	(1) Property Tax Administration, Part 1 (18 hrs) 48525 (2) Property Tax Administration, Part 2 (24 hrs.) 48526 (3) Fundamentals of Real Property Appraisal (33 hrs.) 48524 (4) Income Approach to Valuation (33 hrs.) 48523	4 Hrs. Of C.E. 10 Hrs. Of C.E. 30 Hrs. Of C.E. 30 Hrs. Of C.E.
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Following review and discussion by the Education Committee and the Board and upon motion of Mrs. Siegel, seconded by Mr. Krauser it was determined that the C.E. Courses listed did meet the established criteria for the designated approved hours and that they be approved as noted above. A vote was taken and the motion was carried, unanimously

**INDIVIDUAL REQUEST**

Edward M. Kane IV

Mr. Kane requested 6 Hrs. Of C.E. for attendance at a course entitled

Commercial Costing - From the Ground Up. Following review and discussion by the Education Committee and the Board and upon motion of Mrs. Siegel, seconded by Mr. Krauser it was determined that Mr. Kane be granted the 6 Hrs. Of C.E. for noted course. A vote was taken and the motion was carried, unanimously

Rania Ratel

Ratel requested Pre-Licensing credit for the following course:

Fair Housing & Fair Lending 15 Hrs.

National USPAP 15 Hrs.

R1 30 Hrs.

R2 30 Hrs.

Following review and discussion by the Education Committee and the Board and upon motion of Mrs. Siegel, seconded by Mr. Krauser it was determined that the Pre-Licensing credit be approved. A vote was taken and the motion was carried, unanimously.

### **APPRAISAL STANDARDS BOARD**

\*\*USPAP Q and A; Vol. 9, No. 3, March, 2007

\*\*Memo from Gregory J. Accetta, Chair, ASB re: Second Exposure Draft on proposed changes to the 2006 Edition of the Uniform Standards of Professional Appraisal Practice – Note: Comments are requested by April 6, 2007

The Board reviewed, discussed and duly noted the above items.

### **APPRAISAL INSTITUTE**

\*\*Appraiser News Online - Vol. 8, No. 3, February 15, 2007.

\*\*Appraisers News Online - Vol. 8, No. 4, February 28, 2007.

The Board reviewed, discussed and duly noted the above items.

### **PUBLIC ANNOUNCEMENTS OF DISCIPLINARY ACTIONS TAKEN**

#### **CONTINUING EDUCATION**

#### **FINAL ORDERS**

\*\*IMO --- ROBERTA HACK –Administrative Action - Presented to the Board was a copy of the Final Order of Discipline Filed February 13, 2007

\*\*IMO --- LISA J. DEMBECK - Administrative Action - Presented to the Board was a copy of the Final Order of Discipline Filed February 6, 2007

#### **PROVISIONAL ORDERS**

\*\*JOSEPH F. PINO – Administrative Action - Presented to the Board was a copy of the Provisional Order of Discipline Filed February 26, 2007.

\*\*TERENCE J. CULPEPPER – Administrative Action - Presented to the Board was a copy of the Provisional Order of Discipline Filed February 26, 2007.

\*\*JOSEPH R. PRIERES – Administrative Action - Presented to the Board was a copy of the Provisional Order of Discipline Filed February 26, 2007.

\*\*MICHAEL D. BARTON – Administrative Action - Presented to the Board was a copy of the Provisional Order of Discipline Filed February 26, 2007.

\*\*BEVERLY G. HECHT – Administrative Action - Presented to the Board was a copy of the Provisional Order

of Discipline Filed February 26, 2007.

**\*\*ANTHONY J. SANTILLI – Administrative Action - Presented to the Board was a copy of the Provisional Order of Discipline Filed February 26, 2007.**

**\*\*RICHARD N. CLARK – Administrative Action - Presented to the Board was a copy of the Provisional Order of Discipline Filed February 26, 2007.**

**\*\*JOHN T. LUCIANO – Administrative Action - Presented to the Board was a copy of the Provisional Order of Discipline Filed February 26, 2007.**

**\*\*ALAN M. DESIMORE – Administrative Action - Presented to the Board was a copy of the Provisional Order of Discipline Filed February 26, 2007.**

**\*\*JEFFREY B. GLAZER – Administrative Action - Presented to the Board was a copy of the Provisional Order of Discipline Filed February 26, 2007.**

**\*\*JAMES J. DOUGHERTY, JR. – Administrative Action - Presented to the Board was a copy of the Provisional Order of Discipline Filed February 26, 2007.**

**\*\*DENNIS J. MC CARTHY – Administrative Action - Presented to the Board was a copy of the Provisional Order of Discipline Filed February 26, 2007.**

**\*\*DANIEL KRAMER – Administrative Action - Presented to the Board was a copy of the Provisional Order of Discipline Filed February 26, 2007.**

**\*\*ROY E. WILLIAMS – Administrative Action - Presented to the Board was a copy of the Provisional Order of Discipline Filed February 26, 2007.**

**\*\*PAUL M. CORTLAND – Administrative Action - Presented to the Board was a copy of the Provisional Order of Discipline Filed February 26, 2007.**

**\*\*DEBORAH R. CAMLET – Administrative Action - Presented to the Board was a copy of the Provisional Order of Discipline Filed February 26, 2007.**

**\*\*MICHAEL L. CAHN – Administrative Action - Presented to the Board was a copy of the Provisional Order of Discipline Filed February 26, 2007.**

**\*\*ERIK H. WHITACRE – Administrative Action - Presented to the Board was a copy of the Provisional Order of Discipline Filed February 26, 2007.**

**\*\*JORGE TINOCO – Administrative Action - Presented to the Board was a copy of the Provisional Order of Discipline Filed February 26, 2007.**

**\*\*HARRY C. HENDERSON – Administrative Action - Presented to the Board was a copy of the Provisional Order of Discipline Filed February 26, 2007.**

**\*\*ROBERT J. HILBERT – Administrative Action - Presented to the Board was a copy of the Provisional Order of Discipline Filed February 26, 2007.**

**\*\*HERMAN F. SCHUSTER – Administrative Action - Presented to the Board was a copy of the Provisional Order of Discipline Filed February 26, 2007.**

**\*\*JOSEPH L. MANZI – Administrative Action - Presented to the Board was a copy of the Provisional Order of Discipline Filed February 26, 2007.**

**\*\*MARLYN F. VERNON – Administrative Action - Presented to the Board was a copy of the Provisional Order of Discipline Filed February 26, 2007.**

**\*\*NORMAN A. MIME – Administrative Action - Presented to the Board was a copy of the Provisional Order of Discipline Filed February 26, 2007.**

**\*\*MICHAEL D. JONES – Administrative Action - Presented to the Board was a copy of the Provisional Order of Discipline Filed February 26, 2007.**

**\*\*DAVID M. KASCHOCK – Administrative Action - Presented to the Board was a copy of the Provisional Order of Discipline Filed February 26, 2007.**

**\*\*JOHN M. MEHR – Administrative Action - Presented to the Board was a copy of the Provisional Order of Discipline Filed February 26, 2007.**

**\*\*SHELLY G. GIBSON – Administrative Action - Presented to the Board was a copy of the Provisional Order of Discipline Filed February 26, 2007.**

**\*\*DANIEL GRAY – Administrative Action - Presented to the Board was a copy of the Provisional Order of Discipline Filed February 26, 2007.**

**\*\*RAYMOND F. RIZZO – Administrative Action - Presented to the Board was a copy of the Provisional Order of Discipline Filed February 26, 2007.**

**\*\*THOMAS H. BARRETT – Administrative Action - Presented to the Board was a copy of the Provisional Order of Discipline Filed February 26, 2007.**

**\*\*CAROLYN F. SCHELLHASE – Administrative Action - Presented to the Board was a copy of the Provisional Order of Discipline Filed February 26, 2007.**

**\*\*TED A. GERTZ – Administrative Action - Presented to the Board was a copy of the Provisional Order of Discipline Filed February 26, 2007.**

**\*\*JOHN P. BATTAGLIOLA – Administrative Action - Presented to the Board was a copy of the Provisional Order of Discipline Filed February 26, 2007.**

**\*\*SUZANNE G. AKISKA – Administrative Action - Presented to the Board was a copy of the Provisional Order of Discipline Filed February 26, 2007.**

**\*\*WILLIAM W. JOHNSON, IV – Administrative Action - Presented to the Board was a copy of the Provisional Order of Discipline Filed February 26, 2007.**

**\*\*THOMAS WASZKIELEWICZ – Administrative Action - Presented to the Board was a copy of the Provisional Order of Discipline Filed February 26, 2007.**

**\*\*GAIL F. LUBECK – Administrative Action - Presented to the Board was a copy of the Provisional Order of Discipline Filed February 26, 2007.**

**\*\*GEORGE SPONAES – Administrative Action - Presented to the Board was a copy of the Provisional Order of Discipline Filed February 26, 2007.**

**\*\*DONALD SQUIRE – Administrative Action - Presented to the Board was a copy of the Provisional Order of Discipline Filed February 26, 2007.**

**\*\*KAREN LACEY FISCHDER – Administrative Action - Presented to the Board was a copy of the Provisional Order of Discipline Filed February 26, 2007.**

**\*\*ALAN G. GREBELSKY – Administrative Action - Presented to the Board was a copy of the Provisional Order of Discipline Filed February 26, 2007.**

**\*\*MILDRED D. KEATING – Administrative Action - Presented to the Board was a copy of the Provisional Order of Discipline Filed February 26, 2007.**

**\*\*JAMES J. BUTTARO – Administrative Action - Presented to the Board was a copy of the Provisional Order of Discipline Filed February 26, 2007.**

**\*\*CHRISTIAN A. NAPOLITANO, JR. – Administrative Action - Presented to the Board was a copy of the Provisional Order of Discipline Filed February 26, 2007.**

**\*\*VINCENT LEO, JR. – Administrative Action - Presented to the Board was a copy of the Provisional Order of Discipline Filed February 26, 2007.**

**\*\*ADELE F. SCHNABEL – Administrative Action - Presented to the Board was a copy of the Provisional Order of Discipline Filed February 26, 2007.**

### **OTHER DISCIPLINARY ACTION**

**\*\*RUSEN V. KARALI - Administrative Action - Presented to the Board was a copy of the Consent Order Filed February 13, 2007**

**\*\*ANDREW S. O'CONNELL - Administrative Action - Presented to the Board was a copy of the Final Decision and Order Filed February 13, 2007**

**\*\*WILLIAM J. OTTAVIANO - Administrative Action - Presented to the Board was a copy of the Consent Order Filed March 1, 2007**

**\*\*THOMAS J. CIESLAK - Administrative Action - Presented to the Board was a copy of the Provisional Order of Discipline Filed March 3, 2007**

**\*\*HAROLD H. BENNETT - Administrative Action 0 Presented to the Board was a copy of the Final Order of Discipline Filed March 5, 2007**

The Board reviewed, discussed and duly noted the above noted Orders.

**\*\*MICHAEL MEEHAN ---- License revoked and paid the \$1,000.00 Civil Penalty**

### **OTHER**

**\*\*E-Mail from Ho J. Mun of Promissor requesting Board's input as to what New Jersey's plans are for 2008.**

**\*\*E-Mail from Board Member Denise Siegel for Board discussion**

**\*\*Newsclip re: Board Member Cheryl Randolph-Sharpe**

The Board reviewed, discussed and duly noted the above items.

**\*\*IMO – ANDREW LEVINE - Memo from DAG Carboni -**

Following review and discussion and upon motion of Mrs. Siegel, seconded by Mr. Scrivens that the POD be finalized. A vote was taken and the motion carried, unanimously.

### **PENDING APPLICATIONS**

## Residential License

Robert W. Bonomo Rita Perez  
John E. Ofeldt Alex J. Worth  
Pavel Pilcik Jennifer M. Gerow  
Joseph M. Marchesani Jason C. Laliker  
Bruce Victoria Robert J. Brescia

## Certified Residential

Diana E. Dempsey Cornelius M. Nolton  
James A. Uibel Brian J. Dreikorn  
Brett J. Haas Scott Pekarchik  
Wilbur R. Bruce Mary M. O'Brien  
Steven R. Mariani Renee Houghton  
Susan M. LeVance Scott Boyer  
Wayne Famular

## Certified General

Danielle L. Lopez

The Board reviewed and discussed the above noted applicant and upon motion of Mrs. Sharpe, seconded by Mr. Krauser that the above noted candidates did meet the established criteria for Licensure and that their applications be approved. A vote was taken and the motion carried, unanimously.

## **PUBLIC COMMENT**

Former Board President Carmen Mistichelli, Thomas Kachelreiss, Richard Kulman, David Kook and Debra Miller of the Appraisal community further addressed the Board regarding issues of mutual concern.

## **ADJOURNMENT**

Upon motion of Mrs. Sharpe, seconded by Mr. Scrivens it was determined that the Public Meeting be adjourned at 11 A.M. and the Board proceed to the Executive Session. A vote was taken and the motion carried, unanimously.

Respectfully submitted,

DR. JAMES S. HSU  
Executive Director